



AGENDA

HOLLISTER PLANNING COMMISSION

***ANYONE WISHING TO ADDRESS THE PLANNING
COMMISSION PLEASE STEP FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY, MAY 23, 2013 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST.

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Charles Scott, Gabriel Torres, and Carol Lenoir

APPROVAL OF MINUTES: April 25, 2013

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

PUBLIC HEARINGS:

1. **Site & Architectural Review 2013-2** – Filed by Edward Rinehart Architect requesting approval for the construction of a 4,560 square foot minimart and an attached 1,140 square foot retail space to replace an existing minimart and to accompany four existing gas pumps on a 0.46 acre parcel within the West Gateway Zoning District at 1615 San Juan Road being more specifically described as Assessor's Parcel No. 052-090-009. CEQA: Categorical Exempt.
2. **Site & Architectural Review 2013-4** – Filed by Joe Rocha requesting approval for the renovation of one single story accessory structure to an approximately 683 square foot

residential unit on a 0.23 acre site (10,188 square foot lot) within the R4 High Density Residential Zoning District at 360 Hill Street being more specifically described as Assessor's Parcel No. 054-171-005. CEQA: Categorical Exempt.

3. **Growth Management Allocation 2013-4** -- Filed by Jaime Coria requesting 7 units be allocated for residential units at 540 Line St. in the R4 High Density Residential Zoning District (San Benito County Assessor's Parcel Number 052-02-005).
4. **Growth Management Allocation 2013-5** -- Filed by Sunnyslope Investments, LLC requesting 29 units be allocated for detached residential units at the east side of Highway 25 Bypass, North of Sunnyslope Road, and east of Black Forest Drive in the R1 Low Density Residential Overlay Zoning District (R1 L/PZ).
5. **Growth Management Allocation 2013-6** -- Filed by North Florida Development/Ted Intravia requesting 52 residential units at the west end of Ladd Lane across from Hillock Drive in the Neighborhood Mixed Use (NMU) and High Density Residential Performance Overlay Zoning District (R-4 H/PZ) (San Benito County Assessor's Parcel Number 057-23-13).

NEW BUSINESS:

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Wednesday, June 26, 2013 at 6:00 p.m.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, 339 Fifth Street, Monday through Friday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.